

Key: 418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 367

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CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS WAYNE W & SANDRA E 25 HOLLYCREST RD SCITUATE, MA 02066				18-1-24-0				25 HOLLYCREST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS WAYNE W & SANDRA				05/06/2003	F		25042-345				
HIGGINS W WAYNE				01/01/1955	QS		2358-387				

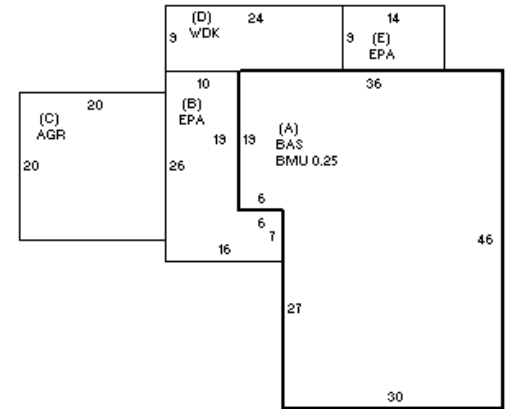
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-188	04/11/2006	3	ALTERATIONS		05/22/2008	SJ	100	100
92-771	10/01/1992	3	ALTERATIONS	34,000	06/01/2007	SJ	100	100
		3	ALTERATIONS		06/13/2006	SJ	100	100
		3	ALTERATIONS				100	100

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TOTAL	2.170 Acres		ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E			LAND	358,200	326,400
Inf1	FACTOR 100			BUILDING	259,500	234,000		
Inf2	PHY 100			DETACHED	21,100	20,100		
				OTHER	0	0		
				TOTAL	638,800	580,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1992	300	1.10	300
FBN	A	1.00	10 0.90 30 X30	2007	900	25.69	20,800



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BUILDING	CD	ADJ	DESC	MEASURE	10/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM + TO AVG PER FIELD REVIEW.

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376,049
NET AREA	1,494	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	374		63.15	23,618		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,494	1953	185.69	277,418		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	428		90.20	38,606		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	400		46.88	18,751		
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	216		38.40	8,294		
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$259,500